GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Tirupati Urban Development Authority (TUDA) - Proposed Change of Land Use from Park and Garden (Recreational Zone) to Commercial Use in Survey Nos. 946 and 947, Tirupati, MCT, Tirupati, to an extent of 2408.68 Sq.mts. as applied by Sri K.V. Chalapathi Reddy, M/s. CPR Constructions - Draft variation Notification - Confirmation - Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

G.O.MS.No. 203 Dated: 25-09-2025

Read the following:-

1. From the VC, TUDA, Lr.Roc.No.1666/G1/2019, dt.21.12.2019.
2. Govt.Lr.No.1084010/H1/2020, dt.28.01.2020.
3. From the VC, TUDA, Lr.Roc.No.1666/G1/2019, dt.23.06.2020.
4. Govt.Lr.No.1084010/H1/2020, dt.29.10.2020 & 02.03.2021.
5. From the VC, TUDA, Tirupati, Lr.No.1666/G1/2019, dt.11.02.2021 & 22.07.2021.
6. Govt.Memo No.138400/H1/2016, MA&UD (H) Department, Dated.15.02.2017.
7. From the Vice Chairman, TUDA, Lr.Roc.No.1666/G1/2019, dt: 22.07.2021.
8. Govt. Memo No. 1084010/I1/2025, dated 09.05.2025.
9. A.P. Extraordinary (Part-I) Gazette No.77, dated 09.05.2025
10. From the Vice Chairman, TUDA, Lr. ROC.No.1666/G1/2019, dated 16.07.2025.

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The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 8th read above was published in Extra-ordinary Andhra Pradesh Gazette No.77, dated 09.05.2025. In the reference 10th read above, the Vice Chairman, TUDA, Tirupati has reported that Draft Variation Notification was published in Andhra Jyothi (Telugu Daily Newspaper) and The Hans India (English Daily Newspaper) on 06.06.2025, inviting objections/suggestions, no objections or suggestions were received from the general public within the stipulated period. Hence the draft variation is hereby confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated: 25.09.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada (for publication in the next issue of the Andhra Pradesh Gazette and to furnish 20 copies to the Government).
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.

[P.T.O]

The District Collector, Tirupati District.
The applicant through the Vice Chairman, TUDA, Tirupati.
Copy to:
The Director of Town and Country Planning, A.P.
The OSD to Hon'ble Minister (MA&UD).
The P.S. to Principal Secretary to Government, MA&UD Department.
Sc/SF(1084010)

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.112, MA & UD Department, Dated. 08.03.2019 is made in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

As per the TUDA Region Land use Plan & ZDP approved by the Government in G.O.Ms.No.112, MA & UD Department, Dated. 08.03.2019, Survey No.946 & 947 of Tirupati, measuring a total extent of 2408.68 Sq.mts. is earmarked for Recreational use. The said area is now designated from Park and Garden (Recreational Zone) use to Commercial use, which is shown in modification to Master Plan MMP.No.01/2021, Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions:-

1. The applicant shall submit the proposals in the site under reference to the Authority concerned for approval before taking any developmental activity in the site duly paying necessary charges as per rules in force.
2. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

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5. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

6. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North : 40’ wide Road

South : Apartment Building under construction in Sy.No.946/P of Tirupati

East : 60’-0’’ wide road.

West : Existing building D.No.4-4-1047/C.

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT